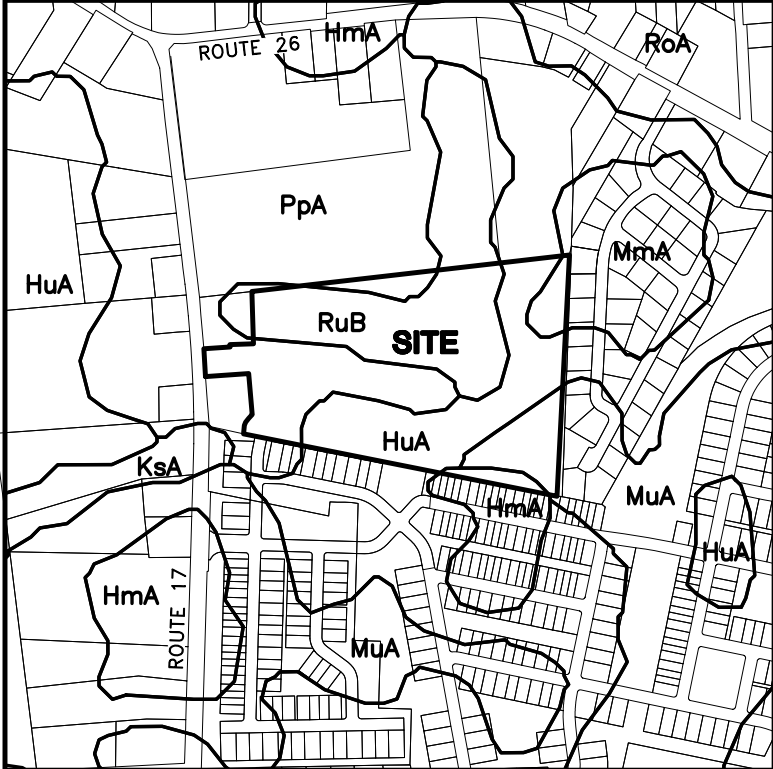


LOCATION MAP

1" = 2,000'



SOILS MAP

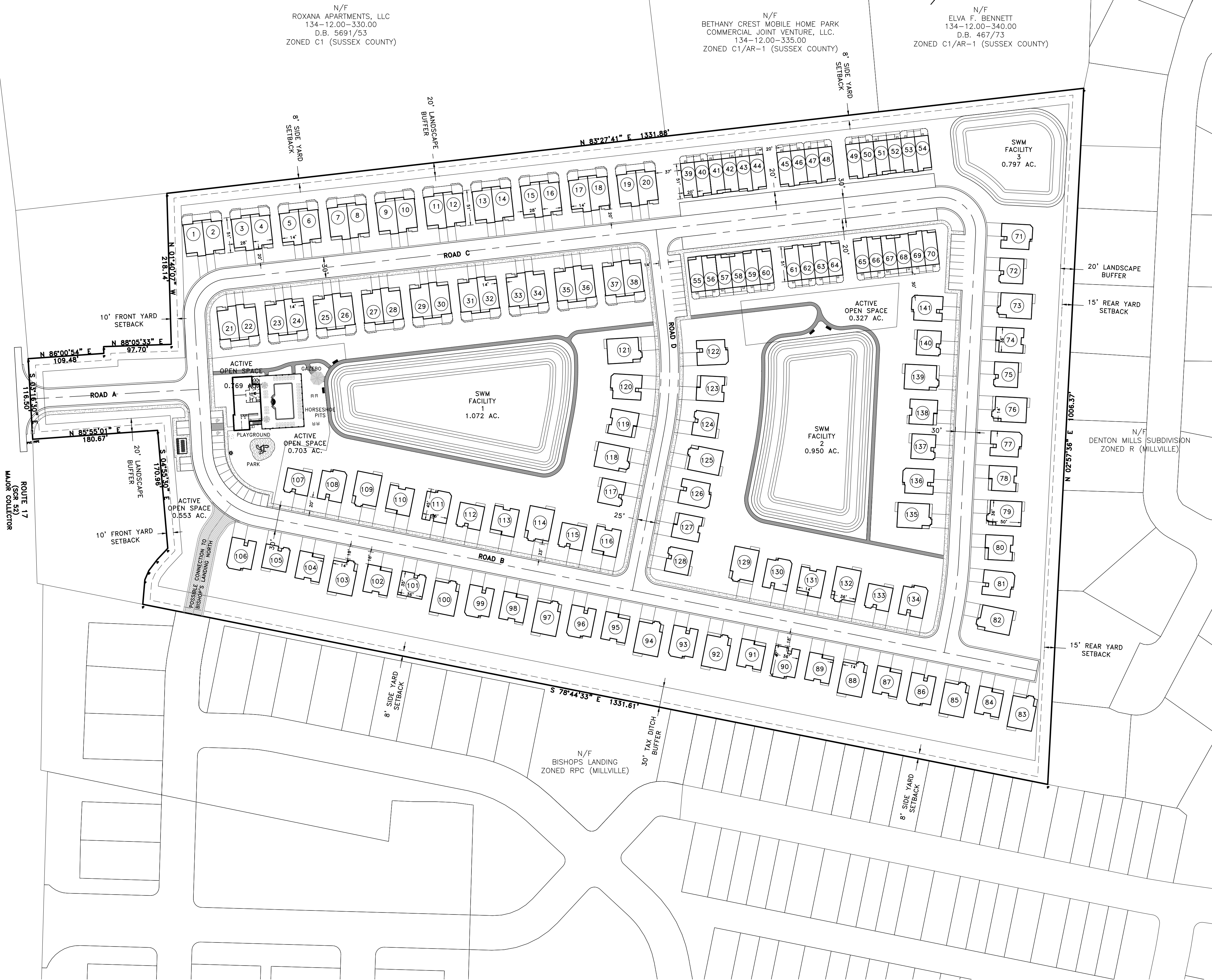
1" = 1200'

SOILS DATA

| LABEL | SOIL NAME | TYPE |
|-------|--|------|
| HmA | HAMMONTON LOAMY SAND, 0-2 PERCENT SLOPES | A |
| HuA | HURLUCK LOAMY SAND, 2-5 PERCENT SLOPES | A |
| MmA | MULLICA MUCKY SANDY LOAM, 0-2 PERCENT SLOPES | A |
| PpA | PEPPERBOX LOAMY SAND, 0-2 PERCENT SLOPES | A |
| RuB | RUNCINT LOAMY SAND, 2-5 PERCENT SLOPES | B |

DATA COLUMN

| | |
|--|---|
| TAX MAP ID: | 134-12.00-370.00 |
| DEED REF: | D 4424/280 |
| EXISTING ZONING: | RPC |
| PROPOSED ZONING: | RPC |
| EXISTING USE: | AGRICULTURE |
| PROPOSED USE: | RESIDENTIAL SUBDIVISION |
| PROPOSED CONSTRUCTION: | WOOD/CONCRETE BLOCK |
| FLOOD HAZARD MAP: | THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 10005C0495K, DATED MARCH 16, 2015. (FLOOD ZONE X) |
| WETLANDS: | THE PROPERTY MAY CONTAIN FEDERALLY (404 NON-TIDAL) REGULATED WETLANDS. |
| SOURCE WATER PROTECTION: | PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA. THE PROJECT IS NOT LOCATED WITHIN THE "EXCELLENT"GROUNDWATER RECHARGE AREA. |
| EXISTING SITE AREA: | 24.534 ACRES |
| PROPOSED UNITS: | 71 SINGLE FAMILY HOMES (RENTAL UNITS) 38 DUPLEX HOMES 32 TOWNHOMES 141 TOTAL UNITS |
| RPC SETBACKS: | FRONT 10' REAR 15' SIDE 8' |
| REQUIRED OPEN SPACE: | 4.907 AC. (20% OF PROPERTY) |
| REQUIRED ACTIVE OPEN SPACE: | 1.223 AC. (25% OF REQUIRED OPEN SPACE) |
| PROVIDED ACTIVE OPEN SPACE: | 1.583 AC. + |
| EXISTING FORESTED ACREAGE | 0.00 AC. |
| RPC - NUMBER OF DWELLING UNITS PERMITTED CALCULATION | |
| TOTAL PROPOSED SITE AREA | 24.534 AC. |
| ROADWAY AREAS | -2.783 AC. |
| TOTAL NET AREA | 21.741 AC. |
| PERMITTED UNITS CALCULATION | |
| TOTAL NET AREA x 43560 / 5000 | |
| 21.741 x 43560 / 5000 = 189 UNITS PERMITTED | |
| NOT TO EXCEED 6.2 UNITS/ACRE = 153 UNITS PERMITTED | |
| PROPOSED DENSITY = 5.75 UNITS/ACRE | |
| PROPOSED MAXIMUM BUILDING HEIGHT: | 42 FT. (3 STORIES) |
| SANITARY SEWER: | SUSSEX COUNTY-MILLVILLE SSD |
| WATER SUPPLY: | TIDEWATER UTILITIES, INC. |
| DATUM | |
| VERTICAL: | NAVD 88 |
| HORIZONTAL: | NAD 83(DE STATE PLANE) |



ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
SUSSEX COUNTY, DELAWARE
EASTON, MARYLAND



CONCEPT PLAN

HOCKER PROPERTY RESIDENTIAL SUBDIVISION SUSSEX COUNTY, DELAWARE

Revisions:

| | |
|-----------|----------------|
| Date: | SEPTEMBER 2022 |
| Scale: | 1"=80' |
| Dwn.By: | JMJ |
| Proj.No.: | 818C063.A01 |
| Dwg.No.: | C |